

TRANSFER
TAX
PAID

WARRANTY DEED

014233

MARY P. PARKER, of Litchfield, County of Kennebec, State of Maine, for consideration paid, grants to **DEBORAH J. RUSSELL** of Waterville, County of Kennebec, State of Maine, whose mailing address is 7 Leighton Street, Waterville, Maine 04989, with **warranty covenants**, a certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, Kennebec County, State of Maine, being bounded and described as follows, to wit:

First: Being Lot No. 12 as shown on a plan of Johnson Heights made by Harry E. Green, dated February 23, 1938 and recorded in the Kennebec Registry of Deeds in Plan Book 12, Page 26-S and subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty nine (29') feet from the line of any street, provided, however, that porticoes projecting not over three (3') feet, steps and windows are to be allowed on said reserved space. No doubled-decked porches may be built on any house. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60') feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70') feet frontage on the street. Being the same conveyed to A. Ernest Smith and Ethel M. Smith as Joint Tenants by Clifford H. and Beryl E. Osborne on May 18, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1377, Page 423.

Second: Commencing at a point in the northwesterly corner of the above parcel which point is situated on the southerly right of way line of Johnson Heights; thence in a general westerly direction along the southerly right of way line of Johnson Heights a distance of twenty five (25') feet, more or less, to a point; thence in a general southerly direction a distance of one hundred (100') feet, more or less, to a point; thence in a generally easterly direction a distance of twenty five (25') feet, more or less, to a point; thence in a generally northerly direction along the westerly boundary line of the first parcel herein being conveyed a distance of one hundred (100') feet, more or less, to the point of beginning.

These premises are subject to the restrictions and conditions set forth in the description of the first parcel herein being conveyed, which restrictions shall be deemed to run with the land and be binding upon the Grantee, her heirs and assigns, provided however that such restrictions shall be applicable and shall be interpreted as though the adjoining parcel of land and the within parcel were one composite parcel.

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Being the same parcel conveyed by Cyril M. Joly, Jr., to Mary P. Parker by Warranty Deed dated August 29, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3972, Page 256.

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WITNESS my hand and seal this 11th day of June, 1998.

Mary P. Parker
Mary P. Parker

STATE OF MAINE
KENNEBEC, SS.

June 11, 1998

Personally appeared the above-named Mary P. Parker and acknowledged the foregoing instrument to be her free act and deed,

Before me, Hugh T. Corbett
~~Notary Public~~ Attorney-at-Law
Printed Name: HUGH T Corbett

12-061098(closings3)

RECEIVED KENNEBEC SS.

98 JUN 15 AM 9:00

ATTEST: Theresa R. Mann
REGISTER OF DEEDS